

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

November 20, 2003

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

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COMMISSIONERS

RICHARD W. TRUESDELL, CHAIRMAN

TODD NIGRO, VICE-CHAIRMAN

BYRON GOYNES

LAURA McSWAIN

STEVEN EVANS

LEO DAVENPORT

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. The Planning Commission may ask applicants and other interested parties for information or presentations. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Senior Citizen Center, 450 East Bonanza Road
Clark County Courthouse, 200 East Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the *October 23, 2003* Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. TMP-3168 - PALMILLA AT THE VISTAS - THE HOWARD HUGHES CORPORATION - Request for a Tentative Map FOR A 81-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 15.07 acres adjacent to the southwest corner of Alta Drive and Vista Run Drive (APN: 137-34-511-001), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).
2. TMP-3174 - TETON VILLAGE - MAPLE DEVELOPMENT, LIMITED LIABILITY COMPANY - Request for a Tentative Map Plan FOR A PROPOSED 128 UNIT CONDOMINIUM DEVELOPMENT on 10.30 acres adjacent to the southwest corner of Grand Teton Drive and Tee Pee Lane (APN: 125-18-501-015), U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation] [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre)], Ward 6 (Mack).
3. TMP-3194 - TOWN CENTER ASSEMBLAGE R-PD5 60/75 #3 - PARDEE HOMES OF NEVADA - Request for a Tentative Map FOR A 62-LOT RESIDENTIAL SUBDIVISION on 15.23 acres adjacent to the southwest corner of Farm Road and Tee Pee Lane (APN: 125-18-701-004, 007, 008, 009, 010 and 011), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack).

PUBLIC HEARING ITEMS:

4. ABEYANCE - RENOTIFICATION - GPA-2966 - HECTOR AND MARITZA CAMACHO - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 3.41 acres adjacent to the southeast corner of Bonanza Road and Page Street (APN: 140-32-114-045), Ward 3 (Reese).
5. ABEYANCE - RENOTIFICATION - ZON-2967 - HECTOR AND MARITZA CAMACHO - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) under Resolution of Intent to O (OFFICE) AND C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 3.41 acres adjacent to the southeast corner of Bonanza Road and Page Street (APN: 140-32-114-045), Ward 3 (Reese).

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6. **SUP-3223 - HECTOR AND MARITZA CAMACHO** - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE (MAJOR) adjacent to the southeast corner of Page Street and Bonanza Road (APN: 140-32-114-045), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) and R-E (Residence Estates) under Resolution of Intent to O (Office) [PROPOSED: C-2 (General Commercial)], Ward 3 (Reese).
7. **SDR-3224 - HECTOR AND MARITZA CAMACHO** - Request for a Site Development Plan Review FOR AN AUTO REPAIR GARAGE (MAJOR) AND A PROPOSED SELF SERVE CAR WASH AND A WAIVER OF THE PERIMETER AND PARKING LOT LANDSCAPING REQUIREMENTS on 3.41 acres adjacent to the southeast corner of Page Street and Bonanza Road (APN: 140-32-114-045), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) and R-E (Residence Estates) under Resolution of Intent to O (Office) [PROPOSED: C-2 (General Commercial)], Ward 3 (Reese).
8. **ABEYANCE - RENOTIFICATION - GPA-2993 - MOLASKY COMPANIES ON BEHALF OF WILLIAM L. CULLINGS AND THE SCHNEIDER FAMILY TRUST** - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: DR (DESERT RURAL) TO: O (OFFICE) on 4.26 acres adjacent to the northeast and southeast corners of Buffalo Drive and Del Rey Avenue (APN: 163-03-101-002 and 003), Ward 1 (Moncrief).
9. **ZON-3176 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF WILLIAM L. CULLINGS AND THE SCHNEIDER FAMILY TRUST** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: O (OFFICE) on 4.26 acres adjacent to the northeast corner of Buffalo Drive and Del Rey Avenue (APN: 163-03-101-002 and 003), Ward 1 (Moncrief).
10. **VAC-3178 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF WILLIAM L. CULLINGS** - Request for a Petition to vacate Holmby Avenue, generally located east of Buffalo Drive, between Charleston Boulevard and Del Rey Avenue, Ward 1 (Moncrief).
11. **SDR-3177 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF WILLIAM L. CULLINGS AND THE SCHNEIDER FAMILY TRUST** - Request for a Site Development Plan Review and a Waiver of the Commercial Development Standards FOR REFLECTIVE GLASS IN CONJUNCTION WITH A PROPOSED 42,500 SQUARE FOOT OFFICE AND RETAIL BUILDING on 4.26 acres adjacent to the northeast corner of Buffalo Drive and Del Rey Avenue (APN: 163-03-101-002 and 003), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Moncrief).

11/13/2003 10:20 AM

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12. ABEYANCE - RENOTIFICATION - GPA-3130 - CITY OF LAS VEGAS - Request to amend the Las Vegas Downtown Centennial Plan to include a revised definition of the boundaries of the Arts District and to include a revised definition of the boundaries of the Office District, and to correct other minor elements of the Downtown Centennial Plan (APN: Multiple), Wards 1 (Moncrief), 3 (Reese) and 5 (Weekly).
13. ABEYANCE - GPA-3036 - PHILLIP & DORIS WELLMAN LIVING TRUST - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.99 acres adjacent to the northeast corner of Tenaya Way and Bilpar Road (APN: 125-22-801-011), Ward 6 (Mack).
14. ABEYANCE - ZON-3037 - PHILLIP & DORIS WELLMAN LIVING TRUST - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 1.99 acres adjacent to the northeast corner of Tenaya Way and Bilpar Road (APN: 125-22-801-011), Ward 6 (Mack).
15. ABEYANCE - SDR-3039 - PHILLIP & DORIS WELLMAN LIVING TRUST - Request for a Site Development Plan Review FOR A 14,700 SQUARE FOOT TWO-STORY RETAIL BUILDING on 1.99 acres adjacent to the northeast corner of Tenaya Way and Bilpar Road (APN: 125-22-801-011), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [Proposed: C-1 (Limited Commercial)], Ward 6 (Mack).
16. ABEYANCE - MOD-3069 - SIGNATURE HOMES ON BEHALF OF PLASTER DEVELOPMENT COMPANY - Request for a Major Modification to the Iron Mountain Ranch Master Plan (Planned Area 16 and Section 2.3.2) TO ALLOW 14,000 SQUARE FOOT MINIMUM LOT SIZES WHERE 20,000 SQUARE FOOT IS THE MINIMUM ALLOWED on 9.8 acres adjacent to the southwest corner of Horse Drive and Thom Boulevard (APN: 125-12-701-005), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).
17. ABEYANCE - SDR-3072 - SIGNATURE HOMES ON BEHALF OF PLASTER DEVELOPMENT COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 18 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 9.8 acres adjacent to the southwest corner of Horse Drive and Thom Boulevard (APN: 125-12-701-005), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

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18. ABEYANCE - SDR-2997 - UNION LAND & DEVELOPMENT ON BEHALF OF HAROLD-RIYOKO LIVING TRUST - Request for a Site Development Plan Review FOR A 6,500 SQUARE FOOT GENERAL RETAIL BUILDING AND A REDUCTION OF THE FRONT YARD SETBACK TO ALLOW 10 FEET WHERE 20 FEET IS THE MINIMUM REQUIRED, A REDUCTION IN THE SIDE YARD SETBACK TO ALLOW 5 FEET WHERE 10 FEET IS THE MINIMUM REQUIRED, AND A REDUCTION IN THE REQUIRED AMOUNT OF PERIMETER LANDSCAPING on 0.44 acres adjacent to the east side of Decatur Boulevard, approximately 275 feet south of Lake Mead Boulevard (APN: 139-19-301-007), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
19. ABEYANCE - RENOTIFICATION - Z-0074-01 - RICHARD AND BARBARA STIMAC - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 3.53 acres at 7075 West Craig Road (APN: 138-03-701-003), Ward 6 (Mack). **NOTE: THIS ITEM WILL BE WITHDRAWN WITHOUT PREJUDICE**
20. ZON-3197 - RICHARD AND BARBARA STIMAC - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 3.53 acres adjacent to the southwest corner of Craig Road and US 95 (APN: 138-03-701-003), Ward 6 (Mack).
21. ABEYANCE - SUP-2859 - DESERT DODGE ON BEHALF OF DOUGLAS KAYS - Request for a Special Use Permit FOR A PROPOSED AUTO DEALER INVENTORY STORAGE at 1717 South Decatur Boulevard (APN:162-06-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
22. ABEYANCE - SDR-3101 - B.S.R. ON BEHALF OF FLETCHER JONES SR. TRUST - Request for a Site Development Plan Review for a MIXED-USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT on 15.97 acres adjacent to the northwest corner of Desert Inn Road and Rancho Drive (APN: 162-08-401-004 and 162-08-801-001), Ward 1 (Moncrief).
23. ABEYANCE - SUP-3128 - NORA ARMENIAN ON BEHALF OF THE KOUTNOUYAN LIVING TRUST - Request for a Special Use Permit FOR AUTO PARTS (NEW AND REBUILT) (ACCESSORY SALES & SERVICE) AND A PROPOSED AUTO REPAIR GARAGE, MINOR, located at 4401 Stewart Avenue (APN: 140-32-201-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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24. **MOD-3206 - INTERNATIONAL CHURCH OF LAS VEGAS ON BEHALF OF THE E. & G. BROWN SURVIVORS TRUST** - Request for a Major Modification of the Lone Mountain West Master Plan TO ADD APPROXIMATELY 5 ACRES TO THE OVERALL PLAN AREA AND CREATE TWO NEW SECTION: 2.4.1 PERMISSIBLE USES – COMMERCIAL (EXISTING TEXT TO REMAIN THE SAME) AND 2.4.2 PERMISSIBLE USES – RESIDENTIAL, TO ALLOW CHURCHES WITHIN ALL RESIDENTIAL LAND USE DESIGNATIONS WITH APPROVAL OF A SPECIAL USE PERMIT on the south side of Cliff Shadows Parkway, approximately 375 feet west of the 215 Beltway (APN: 137-12-401-011), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 4 (Brown).
25. **ZON-3209 - INTERNATIONAL CHURCH OF LAS VEGAS ON BEHALF OF THE E. & G. BROWN SURVIVORS TRUST** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 5.00 acres on the south side of Cliff Shadows Parkway, approximately 375 feet west of the 215 Beltway (APN: 137-12-401-011), Ward 4 (Brown).
26. **SUP-3304 - INTERNATIONAL CHURCH OF LAS VEGAS ON BEHALF OF THE E.G. BROWN SURVIVOR'S TRUST** - Request for a Special Use Permit FOR A CHURCH/HOUSE OF WORSHIP AND ASSOCIATED ANCILLARY USES; INCLUDING A PRESCHOOL, ELEMENTARY SCHOOL, AND A BIBLE COLLEGE on the south side of Cliff Shadows Parkway, approximately 375 feet west of the 215 Beltway (APN: 137-12-401-011), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).
27. **ZON-3182 - OLYMPUS GROUP ON BEHALF OF O'BANNON-JONES, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: P-R (PROFESSIONAL OFFICES AND PARKING) on 0.72 acres adjacent to the north side of O'Bannon Drive, approximately 270 feet east of Jones Boulevard (a portion of APN: 163-01-304-013), Ward 1 (Moncrief).
28. **VAR-3184 - OLYMPUS GROUP ON BEHALF OF O'BANNON-JONES, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW A PROPOSED OFFICE BUILDING 30 FEET FROM RESIDENTIAL PROPERTY WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 54 FOOT SETBACK on 1.69 acres adjacent to the northeast corner of Jones Boulevard and O'Bannon Drive (APN: 163-01-304-013), R-E (Residence Estates) Zone [PROPOSED: P-R (Professional Office and Parking)] and U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (Moncrief).

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29. **SDR-3183 - OLYMPUS GROUP ON BEHALF OF O'BANNON-JONES, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 19,200 SQUARE FOOT OFFICE DEVELOPMENT AND WAIVERS OF THE COMMERCIAL DEVELOPMENT STANDARDS TO ALLOW A 10 FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED AND FOR A REDUCTION OF THE ON-SITE LANDSCAPING on 1.69 acres adjacent to the northeast corner of Jones Boulevard and O'Bannon Drive (APN: 163-01-304-013), R-E (Residence Estates) Zone [PROPOSED: P-R (Professional Office and Parking)] and U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (Moncrief).
30. **VAR-3202 - LaPOUR PARTNERS ON BEHALF OF NEVADA BAKING COMPANY, INC.** - Request for a Variance TO ALLOW 101 PARKING SPACES WHERE 150 SPACES ARE REQUIRED on 2.25 acres at 299 West Charleston Boulevard (APN: 162-04-504-005, 006, 007 and 009), M (Industrial) Zone, Ward 1 (Moncrief).
31. **SDR-3199 - LaPOUR PARTNERS ON BEHALF OF NEVADA BAKING COMPANY, INC.** - Request for a Site Development Plan Review FOR 36,223 SQUARE FOOT EXISTING COMMERCIAL BUILDING AND A WAIVER OF PARKING LOT AND PERIMETER LANDSCAPING STANDARDS on 2.25 acres at 299 West Charleston Boulevard (APN: 162-04-504-005, 006, 007, and 009), M (Industrial) Zone, Ward 1 (Moncrief).
32. **VAR-3204 - MOONROCK, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 64 PARKING SPACES WHERE 79 SPACES ARE REQUIRED FOR A PROPOSED MEDICAL OFFICE on 1.44 acres adjacent to the west side of Fire Mesa Street, approximately 281 feet north of Cheyenne Avenue (APN: 138-15-410-032), C-PB (Planned Business Park) Zone, Ward 4 (Brown).
33. **SDR-3205 - MOONROCK, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED MEDICAL OFFICE on 1.44 acres adjacent to the west side of Fire Mesa Street, approximately 281 feet north of Cheyenne Avenue (APN: 138-15-410-032), C-PB (Planned Business Park) Zone, Ward 4 (Brown).
34. **VAR-3214 - CANYON RIDGE CHRISTIAN CHURCH** - Request for a Variance TO ALLOW A HEIGHT OF 77'-0" FEET WHERE 35'-0" FEET IS ALLOWED on 25.14 acres adjacent to the northwest corner of Jones Boulevard and Lone Mountain Road (APN: 125-25-803-001, 002, 125-35-802-006 and 007), R-E (Residence Estates) Zone, Ward 6 (Mack).

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35. **SDR-3213 - CANYON RIDGE CHRISTIAN CHURCH** - Request for a Site Development Plan Review FOR TWO PROPOSED CLASSROOM/ YOUTH BUILDINGS, AN EXPANSION OF AN EXISTING CHURCH AND A WAIVER OF THE PARKING LOT LANDSCAPING REQUIREMENTS on 25.14 acres adjacent to the northwest corner of Lone Mountain Road and Jones Boulevard, (APN: 125-35-803-001, 002, 125-35-802-006 and 007), R-E (Residence Estates) Zone, Ward 6 (Mack).
36. **ROC-3216 - CANYON RIDGE CHRISTIAN CHURCH** - Request for a Review of Conditions No. 3 and 4 of an approved Special Use Permit (U-0088-95) WHICH REQUIRED THE VACATION OF MAVERICK STREET WITH ALL NECESSARY CUL-DE-SAC DEDICATIONS AND STREET IMPROVEMENTS AND REQUIRED THE CONSTRUCTION OF HALF AND FULL STREET IMPROVEMENTS FOR STREETS ADJACENT TO THE SUBJECT SITE and Conditions No. 11 and 13 of an approved Plot Plan and Building Elevation Review [U-0088-95(1)] WHICH RESTRICTED THE HEIGHT OF THE ENTIRE BUILDING TO 35 FEET TO BE MEASURED FROM AVERAGE FINISHED GRADE TO THE HIGHEST EXTERIOR FEATURE OF THE BUILDING AND REQUIRED THE CREATION OF TWO HALF-ACRE PARCELS FOR FUTURE RESIDENTIAL DEVELOPMENT IN THE NORTH PORTION OF THE PARCEL AS A BUFFER FOR THE R-E HOMES ON BRONCO on 25.14 acres adjacent to the northwest corner of Lone Mountain Road and Jones Boulevard, (APN: 125-35-803-001, 002, 125-35-802-006 and 007), R-E (Residence Estates) Zone, Ward 6 (Mack).
37. **SUP-3140 - CLEAR CHANNEL OUTDOOR** - Request for a Special Use Permit FOR A PROPOSED 55-FOOT TALL, 24 FOOT BY 26 FOOT, OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the east side of Interstate 15, approximately 580 feet south of Sahara Avenue (a portion of APN: 162-09-102-005), M (Industrial) Zone, Ward 1 (Moncrief).
38. **SUP-3152 - REAGAN NATIONAL ADVERTISING ON BEHALF OF NORIKO TAKADA OBA QUALIFIED TRUST** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 5300 West Sahara Avenue (APN: 163-01-804-006), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
39. **SUP-3153 - REAGAN NATIONAL ADVERTISING ON BEHALF OF IGLESIAS ANER TRUST 1997, ET AL** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 840 North Decatur Boulevard (APN: 139-30-301-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

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40. SUP-3167 - RVN4FUN ON BEHALF OF FREE ENTERPRISE INSTITUTE, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR AUTOMOBILE RENTAL (RV Rentals) at 2620 Regatta Drive (APN: 138-16-717-002), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
41. SUP-3179 - TSEGEHANNA HABTEMICAEL ON BEHALF OF MARION BENNETT - Request for a Special Use Permit FOR THE SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION AND A WAIVER OF THE MINIMUM 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM EXISTING CHURCHES at 632 "H" Street (APN: 139-27-310-067), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
42. SUP-3190 - PAULA McFARLAND ON BEHALF OF JACK DESSAINTS - Request for a Special Use Permit FOR MOTOR VEHICLE SALES (USED) AND A WAIVER TO THE 25,000 SQUARE FOOT MINIMUM LOT SIZE REQUIREMENT at 35 North Mojave Road (APN: 139-36-810-004), M (Industrial) Zone, Ward 3 (Reese).
43. SUP-3181 - JHONNA DILLER - Request for a Special Use Permit FOR A PROPOSED CHILD CARE CENTER adjacent to the southeast corner of Rainbow Boulevard and Hammer Lane (APN: 125-35-201-018), R-E (Residence Estates) Zone, Ward 6 (Mack).
44. SDR-3180 - JHONNA DILLER - Request for a Site Development Plan Review FOR A PROPOSED 16,317 SQUARE FOOT SINGLE STORY CHILD CARE CENTER on 1.85 acres adjacent to the southeast corner of Rainbow Boulevard and Hammer Lane (APN: 125-35-201-018), R-E (Residence Estates) Zone, Ward 6 (Mack).
45. SUP-3186 - HART AND WATTERS ON BEHALF OF Z & C MANAGEMENT, INC. - Request for a Special Use Permit FOR A SUPPER CLUB at 1401 South Rainbow Boulevard (APN: 163-03-501-022), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
46. SDR-3187 - HART AND WATTERS ON BEHALF OF Z & C MANAGEMENT, INC. - Request for a Site Development Plan Review FOR A 565 SQUARE FOOT DRIVE THROUGH ADDITION TO AN EXISTING RESTAURANT on 1.25 acres at 1401 South Rainbow Boulevard (APN: 163-03-501-022), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

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47. SUP-3210 - VERTICAL HOLDINGS COMPANY ON BEHALF OF 36 ACRE, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A DRIVE THROUGH AS PART OF A FINANCIAL INSTITUTION at 6610 North Durango Drive (APN: 125-20-710-002), T-C (Town Center) Zone, Ward 6 (Mack).
48. SDR-3208 - VERTICAL HOLDINGS COMPANY ON BEHALF OF 36 ACRE, LIMITED LIABILITY COMPANY - Request for the Site Development Plan Review FOR A 4,626 SQUARE FOOT FINANCIAL INSTITUTION AND A WAIVER OF THE BUILD-TO-LINE AND 70% GLAZING STANDARDS OF THE TOWN CENTER DEVELOPMENT STANDARDS at 6610 North Durango Drive (APN: 125-20-710-002), T-C (Town Center) Zone, Ward 6 (Mack).
49. SDR-3137 - RICHMOND AMERICAN HOMES ON BEHALF OF CHARLES A. SILVESTRI & MARYDEAN MARTIN FAMILY TRUST, AND MONTECITO TOWN CENTER, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 193-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 20.88 acres adjacent to the northeast corner of Rome Boulevard and Riley Street (APN: 125-20-703-001, 002, 003, 004, 125-20-701-002, and 125-20-704-006), T-C (Town Center) Zone, Ward 6 (Mack).
50. SDR-3173 - PECCOLE NEVADA CORPORATION - Request for a Site Development Plan Review FOR A 41,059 SQUARE FOOT OFFICE BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPING STANDARD on 2.67 acres adjacent to the northeast corner of Hualapai Way and Alta Drive (APN: 138-31-210-007), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).
51. SDR-3191 - GEORGE RAINHART ARCHITECTS ON BEHALF OF PICHAT POJANASOMBOON TRUST - Request for a Site Development Plan Review FOR A 14,820 SQUARE FOOT COMMERCIAL BUILDING AND WAIVER OF BUILD TO STREET STANDARDS OF THE TOWN CENTER DEVELOPMENT STANDARDS on 1.7 acres at the northwest corner of Durango Drive and El Capitan Way (APN: 125-17-601-011), T-C (Town Center), Ward 6 (Mack).
52. SDR-3211 - COMMUNITY OF CHRIST - Request for a Site Development Plan Review FOR A GYMNASIUM, CLASSROOM AND EXPANSION OF AN EXISTING CHURCH on 1.96 acres at 5401 West Oakey Boulevard (APN: 163-01-701-005), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation], Ward 1 (Moncrief).

Agenda

City of Las Vegas

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53. **SDR-3253 - BRESLIN BUILDERS ON BEHALF OF SHELLI LOWE** - Request for a Site Development Plan Review FOR A 72 UNIT RESIDENTIAL DEVELOPMENT WITH APPROXIMATELY 4,000 SQUARE FEET OF RETAIL AND WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STEP BACK STANDARD on 0.68 acres adjacent to the southwest corner of Las Vegas Boulevard and Hoover Street (APN: 139-34-401-003), C-2 (General Commercial) Zone, Ward 5 (Weekly).
54. **SUP-3352 - BRESLIN BUILDERS ON BEHALF OF SHELLI LOWE** - Request for a Special Use Permit FOR A MIXED-USE DEVELOPMENT WITH 72 RESIDENTIAL UNITS AND APPROXIMATELY 4,000 SQUARE FEET OF RETAIL SPACE adjacent to the southwest corner of Las Vegas Boulevard and Hoover Street (APN: 139-34-401-003), C-2 (General Commercial) Zone, Ward 5 (Weekly).
55. **ROC-3164 - JET DEVELOPMENT ON BEHALF OF ROBERT FELDMAN** - Request for a Review of Condition No. 8 of an approved Site Development Plan Review (SDR-1166) WHICH LIMITED PARKING LOT LIGHTS TO 20 FEET IN HEIGHT AND SPECIFIED "SHOE BOX" LIGHTING BE MOUNTED ON THE EXTERIOR WALLS OF THE BUILDING on 0.85 acres on the south side of Charleston Boulevard approximately 550 feet west of Torrey Pines Drive (APN: 163-02-114-010), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (Moncrief).
56. **WVR-3222 - SOUTHWEST HOMES** - Request for a Waiver of the Town Center Development Standards TO ALLOW A 40 FOOT STREET RIGHT-OF-WAY WIDTH WHERE 80 FEET OF RIGHT-OF-WAY IS REQUIRED for Solar Avenue located between Campbell Road and Dapple Gray Road (APN: 125-17-401-004), T-C (Town Center) Zone, Ward 6 (Mack).
57. **VAC-3195 - PARDEE HOMES OF NEVADA** - Request for a Petition to vacate U. S. Government Patent Reservations, generally located west of Tee Pee Lane, between Farm Road and Severence Lane, Ward 6 (Mack).
58. **VAC-3203 - CLIFF SHADOWS PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF THE DEXTER TRUST** - Request for a Petition to vacate Barden Road, the south 10 feet of Lone Mountain Road and U. S. Government Patent Reservations, generally located east of Cliff Shadows Parkway, between Lone Mountain Road and Peaceful Dawn Avenue, Ward 4 (Brown).

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NON-PUBLIC HEARING ITEMS:

59. SDR-3192 - GERALD GARAPICH AIA, LIMITED LIABILITY CORPORATION ON BEHALF OF JOHN H. MIDBY & ASSOCIATES, INC. - Request for a Site Development Plan Review FOR A 4,000 SQUARE FOOT OFFICE BUILDING AND A WAIVER OF THE 8 FOOT PERIMETER LANDSCAPE WIDTH STANDARD on 0.32 acres near the southeast corner of Richfield Boulevard and El Camino Avenue (APN: 162-05-816-012), R-1 (Single Family Residential) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (Moncrief).
60. SDR-3201 - TABERNACLE OF PRAISE CHURCH OF GOD IN CHRIST ON BEHALF OF THE BUREAU OF LAND MANAGEMENT - Request for a Site Development Plan Review FOR EXISTING TEMPORARY MODULAR TRAILERS TO BECOME PERMANENT on 5.00 acres at 7550 Constantinople Avenue (APN: 138-10-101-020), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], Ward 4 (Brown).

DIRECTOR'S BUSINESS:

61. TXT-3262 - CITY OF LAS VEGAS - Discussion and possible action to amend Title 19 by adding a new liquor use other than a tavern for hotels with less than 200 rooms which may be exempt from meeting the 1,500 distance separation requirement from taverns.
62. TXT-3312 - CITY OF LAS VEGAS - City of Las Vegas- Discussion and Possible Action to delete the requirement for a Special Use Permit for Private Streets for established residential developments where all lots meet the minimum net lot size standard of Title 19.

CITIZENS PARTICIPATION:

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.